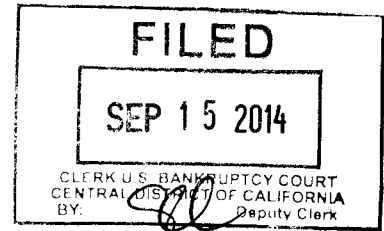


Cecil Stell Debtor [Chapter 7 Converted
To Chapter 13 09/02/2014 #13 on Docket]
Post Foreclosure Subtenant Pursuant to
CCP 415.46(e)2 Exhibit "AA"
P O Box 6742
Beverly Hills, CA90212
(213) 452 4928



**UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF
CALIFORNIA LOS ANGELES DIVISION**

**Removal of Superior Court Unlawful Post Foreclosure Eviction Case
No. 13U12105 & 13U04510 Dept 94 Re 6343 Wooster Ave, L. A. CA 90056**

Superior Court Case No. 13U12105 & 13U04510 Dept 94

United States Bankruptcy Court Case No. 2:14-bk-23158-SK

RE: Cecil Stell Debtor [Chapter 7
Converted To Chapter 13 09/02/14
#13 on Docket] Exhibit "A"

3B'S AND MAZEL
PPROPERTIES LLC et al
Plaintiff

vs.

NORA JORDAN & ALL CCP
1174.25 & 1174.3 CLAIMANTS et
al

Defendants

**NOTICE OF REMOVAL OF
CALIFORNIA SUPERIOR COURT
STATE UNLAWFUL POST
FORECLOSURE EVICTION
ACTION CASE No. 13U12105 &
13U04510 TO THE UNITED STATES
BANKRUPTCY COURT
ADVERSARY CASE No.**

2:14-ap-

-sk

Dated: 09/11/2014 Time: 00:00 AM / PM
Place: 255 East Temple Street, Los Angeles
CA 90012-2863 Courtroom: 1575
Honorable United States Bankruptcy Judge
Sandra R. Klein

**TO: THE HONORABLE UNITED STATES BANKRUPTCY COURT
AND TO: THE LOS ANGELES COUNTY SUPERIOR COURT AND TO
ATTORNEY FOR PLAINTIFF H. G. LONG (SBN127735) AND TO:
LOS ANGELES COUNTY SHERIFF DEPT. COURT SERVICES
PERSONNEL (INGLEWOOD OFFICE) AND TO: LOS ANGELES
COUNTY SHERIFF DEPT. PERSONNEL MARINA DEL RAY STATION**

1 **C/O CAPTIAN JOSEPH H. STEPHEN ET AL AND TO: HONORABLE**
2 **MAX HUNTSMAN INSPECTOR GENERAL FOR THE LOS ANGELES**
3 **COUNTY SHERIFF DEPARTMENT AND TO: BRUFFY'S DEL REY TOW**
4 **AND TO: BRIAN C. BISHOP AKA LIEUTENANT BISHOP**

5 **NOW COMES** Cecil Stell [Chapter 7 Converted To Chapter 13 09/02/2014
6 #13 on Docket] Exhibit "A" Title 11 USC 301 Voluntary Debtor Chapter
7 7 converted to chapter 13 Pro Se the Post Foreclosure Subtenant Pursuant to
8 CCP 415.46(e)2 Exhibit "AA" and other real parties in interest re real property
9 Re Post Foreclosure Rights to Possession and fee simple title at 6343 Wooster
10 Ave., Los Angeles, CA 90056 APN 4102-014-030 appearing to file this:

11 **NOTICE OF REMOVAL OF CALIFORNIA SUPERIOR COURT STATE**
12 **UNLAWFUL POST FORECLOSURE EVICTION ACTION CASE #13U12105**
13 **& 13U04510 TO THE UNITED STATES BANKRUPTCY COURT**
14 **ADVERSARY CASE No. 2:14-ap- (see above) -SK**

15 The bases for the herein removal are violations of California and United States
16 Constitutional Rights and California and Federal Statutes including but not limited
17 to: a) United States Bankruptcy Title 11 USC 362 Automatic Stay [see May 30,
18 2014 9th Circuit Court of Appeals Decision "Eden Place v. Perl b) violations of
19 California CCP 1174.3 aka published 9th circuit appeals court case Arrieta v.
20 Mahon (1982) 31 Cal.3d 381 c) violations of CCP 415.46 d) violation of Judgment
21 and Writ of Mandate issued by The Honorable Los Angeles County Superior
22 Court (Unlimited Jurisdiction) Judge Cesar Sarmiento case #BC197745 e) civil /
23 criminal conversion of personal property.

24 Please see attached copy of superior court judgment roles as required by federal
25 law. Copy of compete filed (all pages) to be supplied.

26 Dated: September 15, 2014

27 Respectfully submitted

28 *CECIL STELL*
Cecil Stell

Voluntary Debtor Chapter 7 Converted to Chapter 13 Pro Se

REDFIN

6343 Wooster Ave
Los Angeles, CA 90056

Status: Backup Offers Accepted

\$1,295,000

Listed at Price

5

Beds

4

Baths

3,982 Sq. Ft.

\$325 / Sq. Ft.

Built: 1964 Lot Size: 0.25 Acres On Redfin: 101 days

REAL ESTATE AGENTS BUYING SELLING MORE

PENDING



1 of 30



Play Video

**** ALL AGENTS: PLEASE SEE PRIVATE REMARKS BEFORE SHOWING **** Enjoy the mid century modern feel of this recently remodeled 5bd/5ba home, located in the ever desirable Ladera Heights neighborhood. The principle rooms in the home are large and light-filled and open to the outdoor entertaining area and pool. The flow of this home is open and ideal for entertaining and family living. The light toned french oak floors play well with the terrazzo floors in the home and marry well with the two light travertine stone slab fireplaces that are found in the living and family room. There is a small bar in the family room as well as a wall of custom built-ins. The oversized kitchen, with its solid wood cabinets, granite counters, glass tiled backsplash and stainless steel appliances open to the large breakfast area and side yard. The master suite is very spacious with abundant closet space, an over sized bath and sauna. The secondary bedrooms are all good size with access to remodeled baths. Three c

Property Type: Residential, Single Family

View: Park/Green Belt

County: Los Angeles

Style: Post Modern

Community: Culver City

MLS#: 14-767217

Listing provided courtesy of
Donald Heller, The Agency
DRE #01198240

Source

TheMLS

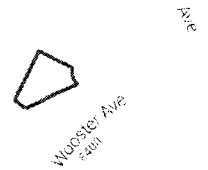
Redfin last checked: 15 minutes ago | Last updated: 1 month ago

Redfin has the best data. [Why?](#)

Sale

Redfin is unable to take you out on tour to see this home because the sellers have accepted an offer and the property is now pending or under contract. [Learn more](#)

o imagery here.



Map Report a map error

[Expand Map](#) | [Street View](#) | [Directions](#)

Please add a private note about this home.

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[\\$5,992/mo. \(30yr\)](#)

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Case Number: 13U04510

3 B'S LLC AND MAZEL LLC VS JORDAN, NONA

Court: Stanley Mosk Courthouse

Filing Date: 04/17/2013

Case Type: U.D. RESIDENTIAL (Limited Jurisdiction)

Status: Disposed

Future Hearings

None

History Information

Parties

Plaintiff: 3 B'S LLC AND MAZEL LLC

Attorney: H G LONG & ASSOCIATES

Defendant: JORDAN NONA

Attorney: JORDAN, NONA

Defendant: THE BROOKINS COMMUNITY AFRICAN

Attorney: POVERTY & CONSITUTIONAL LAW CENTER

Party Information

Histories (Dates listed in descending order)

12/11/2013 THIRD PARTY ADDED

12/11/2013 NSF RETURNED

12/11/2013 NSF - CLERK'S NOTICE OF FILING FEES REQUIRED (MAILED)

11/12/2013 INACTIVE CASE

11/08/2013 RESPONSE FILED

11/08/2013 NOTICE OF BANKRUPTCY FILED

09/26/2013 CLERK'S CERTIFICATE OF SERVICE MAILED

09/23/2013 MOTION RULING ISSUED

09/18/2013 NOTICE OF RULING FILED

09/16/2013 MOTION RULING ISSUED

09/09/2013 MOTION FILED: EX PARTE MOTION HEARING SET FOR 9/16/13

08/30/2013 CLERK'S NOTICE OF ENTRY OF JUDGMENT FILED AND MAILED

08/30/2013 MOTION FILED: MOT TO VAC DFLT &/OR JGMT HEARING SET FOR 9/23/13

08/30/2013 A/C - MOTION FILING

08/23/2013 NON-JURY TRIAL CONCLUDED - JUDGMENT ENTERED

08/23/2013 FAILURE TO APPEAR JUDGMENT

07/29/2013 NOTICE TO DEFENDANT RE: CONTINUANCE OF COURT TRIAL

07/19/2013 PRE-TRIAL MINUTES-CONTD TO 08/23/13 AT 08:30 A M IN DEPT. 94

07/18/2013 415.46 DEFAULT PACKAGE RECEIVED

07/18/2013 PROOF OF SERVICE FOR UNNAMED TENANTS FILED.

07/18/2013 DEFAULT AS TO UNNAMED TENANTS CCP 415.46****

06/26/2013 NOTICE TO DEFENDANT RE: CONTINUANCE OF COURT

06/21/2013 PRE-TRIAL MINUTES-CONTD TO 07/19/13 AT 08:30 A M IN DEPT. 94

06/10/2013 DECLARATION OF MAILING/ ANSWER FILED

06/05/2013 CASE ORDERED REMANDED BACK INTO U.D. CASE #13U04510 AS OF 06/05/13

05/24/2013 NOTICE OF REMOVAL OF CASE FROM LOS ANGELES COUNTY SUPERIOR COURT TO

05/24/2013 PRE-TRIAL MINUTES-CONTD TO 06/21/13 AT 08:30 A M IN DEPT. 94

05/09/2013 NOTICE OF TRIAL MAILED

05/09/2013 NON-JURY TRIAL SET FOR 05/24/13, 08:30 AM, DEPT 94

05/08/2013 MEMO TO SET CASE FOR TRIAL FILED-20 MIN(S)

05/06/2013 RESPONSE FILED

04/29/2013 REJECTED APPLICATION TO POST

04/24/2013 RECEIVED APPLICATION TO POST

04/22/2013 FEE WAIVER FILED

04/22/2013 RESPONSE FILED

04/18/2013 NOTICE OF UNLAWFUL DETAINER MAILED

04/17/2013 COMPLAINT FILED

04/17/2013 SUMMONS FILED

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[Community Outreach](#) [Volunteers, Interns & Externs](#) [Employment](#)

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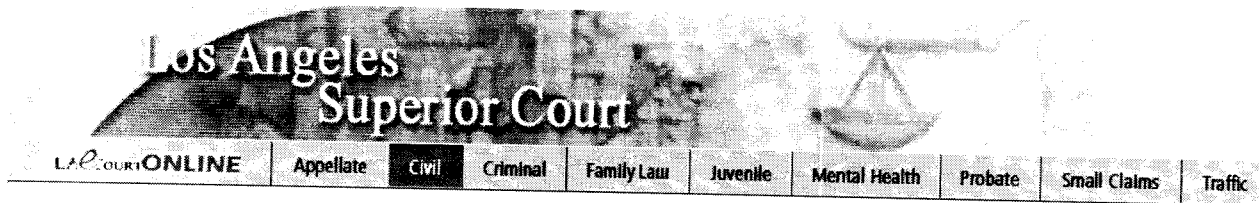
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- Personal Injury Court
- Unlawful Detainer Court
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- Civil Locations
- Court Rules

Case Number: 13U12105
3B'S LLC AND MAZEL PROPERTIES LLC VS JORDAN, NONA
Court: Stanley Mosk Courthouse

Filing Date: 10/02/2013
Case Type: U.D. RESIDENTIAL (Limited Jurisdiction)
Status: Disposed

Future Hearings

None

History Information

Parties

Plaintiff: 3B'S LLC AND MAZEL PROPERTIES LLC
Attorney: H.G. LONG & ASSOCIATES

Defendant: JORDAN NONA
Attorney: None

Defendant: THE BROOKINS COMMUNITY AFRICAN
Attorney: THE BROOKINS COMMUNITY AFRICAN

Defendant: GILFERT WELTON JACKSON BANKRUPTCY
Attorney: GILFERT WELTON JACKSON BANKRUPTCY D

Defendant: ATER GLI MATHU
Attorney: ATER, GLI MATHU

Defendant: PARADA OSCAR I BANITEZ
Attorney: PARADA, OSCAR I BANITEZ

Defendant: VALDEZ JOSE J
Attorney: VALDEZ, JOSE J

Party Information

Histories (Dates listed in descending order)

09/08/2014 THIRD PARTY ADDED

09/08/2014 NSF RETURNED

09/08/2014 NSF - CLERK'S NOTICE OF FILING FEES REQUIRED (MAILED)

09/08/2014 THIRD PARTY ADDED

09/08/2014 NSF RETURNED

09/08/2014 NSF - CLERK'S NOTICE OF FILING FEES REQUIRED (MAILED)

08/29/2014 HEARING DELETED - OFF CALENDAR

08/28/2014 DISMISSAL WITHOUT PREJUDICE-ENTIRE ACTION, FILED & ENTERED

08/25/2014 PLAINTIFF'S DECLARATION OF H.G. LONG IN OPPOSITION TO EX-PARTE

08/22/2014 RESPONSE FILED

08/22/2014 RESPONSE FILED

08/11/2014 MOTION FILED: MOTION TO STRIKE HEARING SET FOR 9/04/14

08/06/2014 NOTICE OF WITHDRAWAL OF: EX PARTE APPLICATION FOR AN ORDER VACATING

08/05/2014 1ST REQUEST FOR COPIES OF ALL WRITTEN INFORMATION/DOCUMENTS/REPORTS

08/04/2014 RESPONSE FILED

08/04/2014 NOTICE OF BANKRUPTCY FILED

07/17/2014 THIRD PARTY ADDED

07/17/2014 NSF RETURNED

07/17/2014 NSF - CLERK'S NOTICE OF FILING FEES REQUIRED (MAILED)

07/01/2014 PROOF OF SERVICE & EVIDENCE OF DELIVERY OF ADMISSIBLE EVIDENCE OF

07/01/2014 NOTICE OF BANKRUPTCY TITLE 11 STAY AS TO GILFERT WELTON JACKSON

06/30/2014 MOTION FILED: EX PARTE MOTION HEARING SET FOR 6/30/14

06/30/2014 MOTION RULING ISSUED

06/26/2014 A/C - ANSWER FILING

06/26/2014 RESPONSE FILED

02/06/2014 NOTICE OF RULING AND GENERAL CIVIL HEARING FILED

02/03/2014 PRE-TRIAL MINUTES-CONTD TO 08/03/15 AT 08:30 A M IN DEPT. 94

01/28/2014 WRIT RETURNED

01/16/2014 MOTION FILED: EX PARTE MOTION HEARING SET FOR 1/16/14

01/16/2014 MOTION RULING ISSUED

01/16/2014 MOTION FILED: EX PARTE MOTION HEARING SET FOR 1/16/14

01/16/2014 MOTION RULING ISSUED

01/15/2014 CLERK'S CERTIFICATE OF SERVICE MAILED

01/15/2014 NOTICE OF TRIAL MAILED

01/15/2014 NON-JURY TRIAL SET FOR 02/03/14, 08 30 AM, DEPT 94

01/14/2014 MOTION FILED: EX PARTE MOTION HEARING SET FOR 1/14/14

01/14/2014 MOTION RULING ISSUED

12/27/2013 APPLICATION FOR WRIT OF POSSESSION FILED

12/27/2013 WRIT OF POSSESSION OF REAL PROPERTY ISSUED TO LA COUNTY

12/19/2013 HEARING DELETED - OFF CALENDAR

12/19/2013 JUDGMENT AS TO UNNAMED TENANTS CCP 415.46

12/19/2013 DEFAULT JUDGMENT BY CLERK - VACATED

12/17/2013 SUBMISSION FOR DEFAULT AND JUDGMENT PENDING

12/17/2013 REQUEST FOR DEFAULT FILED AND ENTERED

12/06/2013 REQUEST FOR DEFAULT FILED AND NOT ENTERED

12/06/2013 SUBMISSION FOR DEFAULT AND JUDGMENT PENDING

11/26/2013 REQUEST FOR DEFAULT FILED AND NOT ENTERED

11/26/2013 SUBMISSION FOR DEFAULT AND JUDGMENT PENDING

11/25/2013 REQUEST FOR DEFAULT FILED AND NOT ENTERED

11/25/2013 SUBMISSION FOR DEFAULT AND JUDGMENT PENDING

11/25/2013 SUBMISSION FOR DEFAULT AND JUDGMENT PENDING

11/12/2013 NOTICE OF RULING FILED

11/08/2013 MOTION RULING ISSUED

11/05/2013 MEMORANDUM OF POINTS AND AUTHORITIES IN OPPOSITION TO DEMURRER.

10/17/2013 PROOF OF SERVICE TO COMPLAINT FILED

10/17/2013 REQUEST FOR DEFAULT FILED AND NOT ENTERED

10/17/2013 SUBMISSION FOR DEFAULT AND JUDGMENT PENDING

10/07/2013 MOTION FILED: FOR DEMURRER TO COMPLAINT HEARING SET FOR 11/08/13

10/03/2013 NOTICE OF UNLAWFUL DETAINER MAILED

10/02/2013 COMPLAINT FILED

10/02/2013 SUMMONS FILED

10/02/2013 OSC SET 04/01/14, 08:30 AM, DEPT. 94 PURSUANT TO GENERAL ORDER * * DELETED

01/17/2013 PROOF OF SERVICE FOR UNNAMED TENANTS FILED.

01/17/2013 DEFAULT AS TO UNNAMED TENANTS CCP 415.46****

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(MRWx),CLOSED,DISCOVERY,MANADR,REMANDED

**UNITED STATES DISTRICT COURT for the CENTRAL DISTRICT OF
CALIFORNIA (Western Division - Los Angeles)
CIVIL DOCKET FOR CASE #: 2:13-cv-03722-DMG-MRW**

3 B's LLC and Mazel LLC v. Nona Jordan et al
Assigned to: Judge Dolly M. Gee
Referred to: Magistrate Judge Michael R. Wilner
Case in other court: Superior Court of CA, Los Angeles
County, 13U04510
Cause: 28:1444 Notice of Removal - Foreclosure

Date Filed: 05/23/2013
Date Terminated: 05/31/2013
Jury Demand: None
Nature of Suit: 290 Real Property: Other
Jurisdiction: Federal Question

Plaintiff

3 B's LLC and Mazel LLC
*and/or its successors and/or assignees
in interest*

represented by **Helen G Long**
HG Long and Associates
634 Oak Court
San Bernardino, CA 92410
909-889-5151
Fax: 909-889-3900
Email:
fastevictionservice@linkline.com
LEAD ATTORNEY
ATTORNEY TO BE NOTICED

V.

Defendant

Nona Jordan

represented by **Nona Jordan**
6343 Wooster Avenue
Los Angeles, CA 213-422-4731
PRO SE

Defendant

Does

1 through 10, inclusive

Date Filed	#	Docket Text
05/23/2013	<u>1</u>	NOTICE OF REMOVAL from the Superior Court of CA, Los Angeles County, case number 13U04510 with conformed copy of complaint. Case assigned to Judge Dolly M. Gee, discovery to Magistrate Judge Michael R. Wilner; (Filing fee \$ 400 PAID); filed by defendant Nona Jordan.(esa) (Entered: 05/29/2013)
05/23/2013	<u>2</u>	CERTIFICATION AND NOTICE OF INTERESTED PARTIES filed by defendant Nona Jordan.(esa) (Entered: 05/29/2013)

05/23/2013	<u>3</u>	NOTICE TO PARTIES OF COURT-DIRECTED ADR PROGRAM filed.(esa) (Entered: 05/29/2013)
05/30/2013	<u>4</u>	INITIAL STANDING ORDER upon filing of the complaint by Judge Dolly M. Gee. (ms) (Entered: 05/30/2013)
05/31/2013	<u>5</u>	NOTICE OF MOTION AND MOTION to Remand Case to Los Angeles Superior Court-Central District filed by Plaintiff 3 B's LLC and Mazel LLC. Motion set for hearing on 6/28/2013 at 09:30 AM before Judge Dolly M. Gee. (Attachments: # <u>1</u> Exhibit 1, # <u>2</u> Exhibit 2, # <u>3</u> Exhibit 3, # <u>4</u> Exhibit 4, # <u>5</u> Exhibit 5)(Long, Helen) (Entered: 05/31/2013)
05/31/2013	<u>6</u>	of Interested Parties filed by Plaintiff 3 B's LLC and Mazel LLC, (Long, Helen) (Entered: 05/31/2013)
05/31/2013	<u>7</u>	MINUTES OF IN CHAMBERS - ORDER REMANDING ACTION TO LOS ANGELES COUNTY SUPERIOR COURT by Judge Dolly M. Gee: Because Defendant has not established a basis for removal jurisdiction on the face of the Notice of Removal, this action is hereby REMANDED to Los Angeles County Superior Court, Case No. 13U04510. Plaintiff's Motion to Remand <u>5</u> is DENIED as moot. Court Reporter: Not Reported. (Attachments: # <u>1</u> CV-103 Remand Transmittal Letter) (gk) (Entered: 06/03/2013)
06/17/2013	<u>8</u>	Receipt of Copy of Remand Transmittal Letter from Los Angeles Superior Court, Case No. 13U04510, acknowledged on 6/5/2013. (gk) (Entered: 06/18/2013)

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09/14/2014 09:24:44			
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Bankruptcy Party Search
Sun Sep 14 11:39:46 2014
3 records found

User: rb8224

Client:

Search: Bankruptcy Party Search Name jordan, nona Ninth Circuit Page: 1

Party Name ▼	Court	Case	Ch	Date Filed	Date Closed	Disposition
1 Jordan, Nona (db)	cacbke	<u>2:13-bk-28307</u>	13	07/19/2013	09/19/2013	Dismissed for Failure to File Information 08/09/2013
2 Jordan, Nona Nanette (db)	cacbke	<u>2:11-bk-48703</u>	7	09/13/2011	12/28/2011	Dismissed for Other Reason 12/11/2011
3 Jordan, Nona (db)	cacbke	<u>2:13-bk-26133</u>	13	06/20/2013	08/02/2013	Dismissed for Failure to File Information 07/12/2013

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User rb8224

Client

Description Bankruptcy Party Search

Name jordan, nona Ninth Circuit Page: 1

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Exhibit

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“AA”

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CCP 415 46 (e) 2 [Post Foreclosure Re Prejudgment]

(2) In any action for unlawful detainer resulting from a foreclosure sale of a rental housing unit pursuant to Section 1161a, paragraph (1) shall not limit the right of any tenant or subtenant of the property to file a prejudgment claim of right of possession pursuant to subdivision (a) of Section 1174.25 at any time before judgment, or to object to enforcement of a judgment for possession as prescribed in Section 1174.3, whether or not the tenant or subtenant was served with a prejudgment claim of right to possession.

=====

415.46. (a) In addition to the service of a summons and complaint in an action for unlawful detainer upon a tenant and subtenant, if any, as prescribed by this article, a prejudgment claim of right to possession may also be served on any person who appears to be or who may claim to have occupied the premises at the time of the filing of the action. Service upon occupants shall be made pursuant to subdivision (c) by serving a copy of a prejudgment claim of right to possession, as specified in subdivision (f), attached to a copy of the summons and complaint at the same time service is made upon the tenant and subtenant, if any.

(b) Service of the prejudgment claim of right to possession in this manner shall be effected by a marshal, sheriff, or registered process server.

(c) (1) When serving the summons and complaint upon a tenant and subtenant, if any, the marshal, sheriff, or registered process server shall make a reasonably diligent effort to ascertain whether there are other adult occupants of the premises who are not named in the summons and complaint by inquiring of the person or persons who are being personally served, or any person of suitable age and discretion who appears to reside upon the premises, whether there are other occupants of the premises.

(2) If the identity of such an occupant is disclosed to the officer or process server and the occupant is present at the premises, the officer or process server shall serve that occupant with a copy of the prejudgment claim of right to possession attached to a copy of the summons and complaint. If personal service cannot be made upon that occupant at that time, service may be effected by leaving a copy of a prejudgment claim of right to possession attached

to a copy of the summons and complaint addressed to that occupant with a person of suitable age and discretion at the premises, affixing the same so that it is not readily removable in a conspicuous place on the premises in a manner most likely to give actual notice to that occupant, and sending the same addressed to that occupant by first-class mail.

(3) In addition to the service on an identified occupant, or if no occupant is disclosed to the officer or process server, or if substituted service is made upon the tenant and subtenant, if any, the officer or process server shall serve a prejudgment claim of right to possession for all other persons who may claim to occupy the premises at the time of the filing of the action by leaving a copy of a prejudgment claim of right to possession attached to a copy of the summons and complaint at the premises at the same time service is made upon the tenant and subtenant, if any, affixing the same so that it is not readily removable in a conspicuous place on the premises so that it is likely to give actual notice to an occupant, and sending the same addressed to "all occupants in care of the named tenant" to the premises by first-class mail.

(4) The person serving process shall state the date of service on the prejudgment claim of right to possession form. However, the absence of the date of service on the prejudgment claim of right to possession does not invalidate the claim.

(d) Proof of service under this section shall be filed with the court and shall include a statement that service was made pursuant to this section. Service on occupants in accordance with this section shall not alter or affect service upon the tenant or subtenant, if any.

(e) (1) If an owner or his or her agent has directed and obtained service of a prejudgment claim of right to possession in accordance with this section, no occupant of the premises, whether or not that occupant is named in the judgment for possession, may object to the enforcement of that judgment as prescribed in Section 1174.3.

(2) In any action for unlawful detainer resulting from a foreclosure sale of a rental housing unit pursuant to Section 1161a, paragraph (1) shall not limit the right of any tenant or subtenant of the property to file a prejudgment claim of right of possession pursuant to subdivision (a) of Section 1174.25 at any time before judgment, or to object to enforcement of a judgment for possession as prescribed in Section 1174.3, whether or not the tenant or subtenant was served with a prejudgment claim of right to possession.

***(f) The prejudgment claim of right to
possession shall be made on the following form:***

* * * * *

NOTICE OF INCOMPLETE TEXT: The Prejudgment Claim of Right to Possession form appears in the hard-copy publication of the chaptered bill. See Sec. 2 of Chapter 562, Statutes of 2012.

* * * * *

*PRINTER PLEASE NOTE: TIP-IN MATERIAL TO BE INSERTED

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22 **(Additional Evidence To be Supplied)**

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PROOF OF SERVICE

I am employed in the County of Los Angeles, State of California, I am over the age of 18 and not a party to the within action; my business address is 880 West 1st Street, California 90012.

On or about September 15, 2014, I served the following document described as:
Notice of removal of state actions to federal court....

BY REGULAR MAIL, FAX AND OR PERSONAL DELIVERY) I am familiar with the ordinary business practices as related to / for collection and processing of correspondence for mailing, including by certified mail-return receipt requested, with the United States Postal Services. The above mentioned document was placed in a sealed envelope, with postage fully paid prepaid thereon and Domestic Return receipt (Postal Service Form 3800) affixed thereto, and deposited for collection and mailing on the date stated above, following such ordinary practices, and in such manner as to cause it to be deposited with the United States Postal Service that the same day in the ordinary course of business, addressed as indicated above.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on September 15, 2014 at Los Angeles, California

_____/S/_____
Mr. W. Meeks (Volunteer)

**Robert Steven Harrison, an Individual California
State Bar NUMBER: 115759.**

(213) 974 5385 Fax (Unknown)

111 North Hill Street, Los Angeles, CA 90012



Sunday, September 14, 2014

ATTORNEY SEARCH

Helen Grayce Long - #127735

Current Status: Active

This member is active and may practice law in California.

See below for more details.

Profile Information

The following information is from the official records of The State Bar of California.

Bar Number:	127735		
Address:	3579 E Foothill Blvd # 191 Pasadena, CA 91107 Map it	Phone Number:	(909) 889-2000
		Fax Number:	(909) 889-3900
		e-mail:	hglongatty@gmail.com
County:	Los Angeles	Undergraduate School:	Univ of California Berkeley; Berkeley CA
District:	District 2		
Sections:	None	Law School:	U of San Francisco SOL; San Francisco CA

Status History

Effective Date	Status Change
Present	Active
6/17/1987	Admitted to The State Bar of California

Explanation of member status

Actions Affecting Eligibility to Practice Law

Disciplinary and Related Actions

Overview of the attorney discipline system.

This member has no public record of discipline.

Administrative Actions

This member has no public record of administrative actions.

[Start New Search »](#)

State Bar of
California

Attorney Discipline

Office of Probation

State Bar of California

845 S. Figueroa St.

Los Angeles, CA 90017-2515

213-765-1000

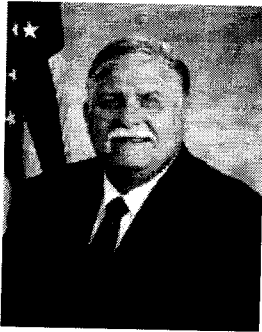
Re: 6343 Wooster Ave. L . A. CA 90056
Unlawful Post Foreclosure Eviction Action
Case No. 13U12105 & 13U04510

Los Angeles County Sheriff Station "Marina del Rey"
13851 Fiji Way, Marina del Ray, CA 90292
(310) 482 6000

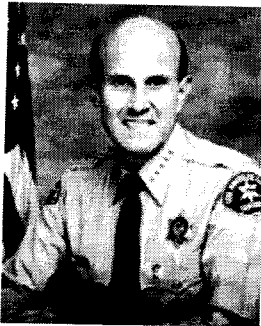
09/ /2014 Personal Delivery to:

[Hand Delivered to _____]

1) Sgt. Thompson and Sgt. Michael Mitchell I.D. # (unknown at this time) and Sgt. Hiracka and Deputy Nicholson and Sgt. Brown # 263552 and Captain Joseph H. Stephen and **All Detectives Including but not limited to Esteban Martinez**



Sheriff John L. Scott



**Leroy D. Baca, Sheriff & Sheriff John Scott
Los Angeles County Sheriff's Department
4700 Ramona Blvd.
Monterey Park, CA 91754**



Jackie Lacey was sworn in as Los Angeles County District Attorney on Dec. 3, 2012.

**District Attorney's Office
County of Los Angeles
210 West Temple Street, Suite 18000
Los Angeles, CA 90012-3210
Telephone (213) 974-3512
Fax (213) 974-1484**

Max Huntsman:

The inspector general for the Los Angeles County Sheriff's Department to provide comprehensive oversight over past & current conduct of LCSD.



**District Attorney's Office
County of Los Angeles
210 West Temple Street, Suite 18000
Los Angeles, CA 90012-3210**

**Telephone (213) 974-3512
Fax (213) 974-1484**

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BRUFF'S DEL REY TOW ET AL

[Los Angeles Official Police Garage #14]

4130 Glencoe Avenue, Marina Del Rey, CA 90293

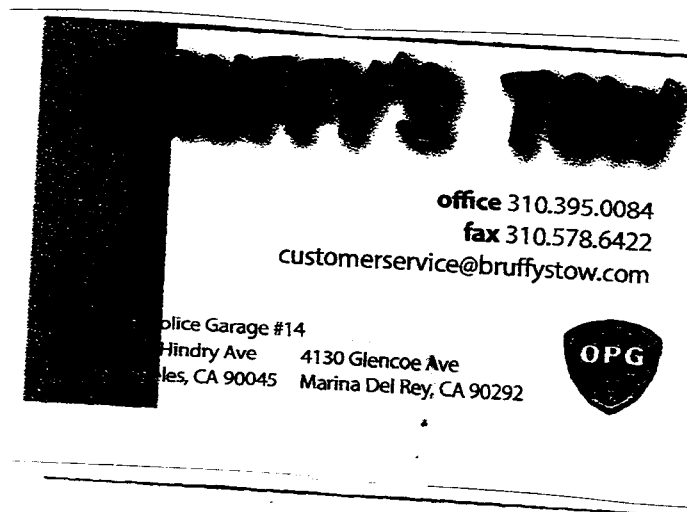
Office (310) 395 0084

Fax (310) 578 6422

customerservice@bruffystow.com

Re: "...1971 Ford (Pick Up) License #7X42170 March 15 CA..."

Executed BY: (see below & attached)



County of Los Angeles
SHERIFF'S DEPARTMENT
John L. Scott, Sheriff

BRIAN C. BISHOP
LIEUTENANT

Marina Del Rey Station
13851 Fiji Way
Marina Del Rey, CA 90292
(310) 482-6000 FAX (323) 415-7856
Email: bcbishop@lasd.org

www.LASD.org

*A Tradition of Service
Since 1850*



Vehicle Impound Authorization & Inventory

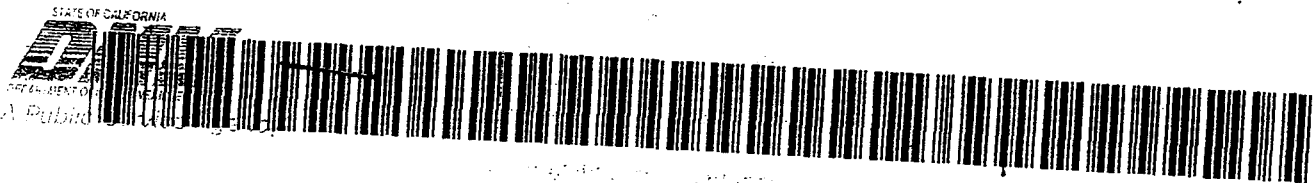
I hereby authorize and request Bruffy's Del Rey Tow to remove the following described vehicle: **HYARD**

Year 71	Make FORD	Model F25	Body Type 2D	Color WHITE	License No. 7X42170	<input type="checkbox"/> One <input checked="" type="checkbox"/> Two	Month/Year MAR-15	State CA
Vehicle Identification Number F2171B1RM4611211							Valuation <input checked="" type="checkbox"/> Under \$3,999.00 <input type="checkbox"/> Over \$4,000.00	
Reason for Removal NOT AN CAR							Time Observed: 5:00 PM	
Address Vehicle Towed From 243 WOODSTER AVE LA							Authorized Removal Time: 7:20 PM	
Odometer Reading [] [] [] [] [] [] [] [] [] []								
<p>I hereby declare, under penalty of perjury that I am the () owner of the property or the () lessee or authorized agent of the owner of the property. I further declare as the owner of the property or as the lessee or as the agent of the property owner that I have complied with all pertinent City or County ordinances and applicable State laws relative to posting of No Parking signs on the property. I certify that where applicable, one hour or more has elapsed before the vehicle was removed. As the owner, or on behalf of the owner of the property, I do hereby release and hold Bruffy's Del Rey Tow harmless from any and all claims which may arise as the result of the removal of the subject vehicle from the foresaid property.</p>								
Executed this 25 day of AUG 20 14 , at (city) LA , California.								
NON Residential Print Name _____ Signature _____ Job Title _____ Address _____ Telephone # _____								
Residential Print Name FABRIZIO FERRELLI HARRIS Signature _____ Job Title OWNER Address 7414 DOHENY DR BEVERLY HILLS Telephone # _____								
Towed-Vehicle- <input checked="" type="checkbox"/> Front <input type="checkbox"/> Rear <input type="checkbox"/> Flatbed <input type="checkbox"/> Dollies <input type="checkbox"/> Go-Jacks <input checked="" type="checkbox"/> Locked <input checked="" type="checkbox"/> Unlocked Lock-out required to tow? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No								

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REGISTRATION CARD VALID FROM: 03/31/2014 TO: 03/31/2015

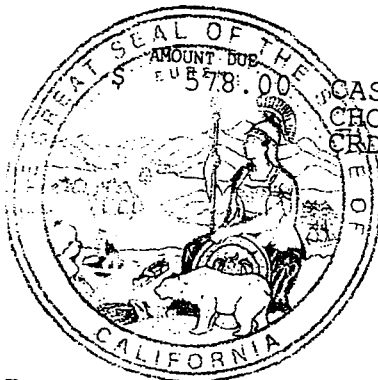
MAKE FORD	YR MODEL 1972	YR 1ST SOLD 1972	VLF CLASS AC	*YR 2012	TYPE VEH 32Y	TYPE LIC 31	LICENSE NUMBER 7X42170
BODY TYPE MODEL SERV	MP G	MO VR	AX 2	WC D	UNLADEN/G/CGW 04660	VEHICLE ID NUMBER F27BRN46121	
TYPE VEHICLE USE COMMERCIAL	DATE ISSUED 04/28/14	CC/ALCO 19	DT FEE RECVD 04/28/14	PIC 9	STICKER ISSUED S3418880	PR EXP DATE: 03/31/2014	AMOUNT PAID \$ 578.00

REGISTERED OWNER
OSCAR ISMAEL BENITEZ
4667 MAPLEWOOD AVE APT 6

LOS ANGELES
CA

90004

LIENHOLDER



AMOUNT RECVD
CASH :
CHECK : 578.00
CRDT :

H00 V73 A9 0057800 0003 CS H00 042814 31 7X42170 121

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Faribort EBBI HAYEENIAN (OWNER)

721 North Doheny Drive

Beverly Hills, CA 90210-3527

=====

David Khalil 2850 West 120th Street

Hawthorn, CA 90250

(310) 887 8006

Business Entity Detail

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Friday, September 12, 2014. Please refer to **Processing Times** for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

Entity Name:	3 B'S, LLC
Entity Number:	201117410315
Date Filed:	06/23/2011
Status:	ACTIVE
Jurisdiction:	CALIFORNIA
Entity Address:	343 S REEVES DR #301
Entity City, State, Zip:	BEVERLY HILLS CA 90212
Agent for Service of Process:	BEN KARIMI
Agent Address:	16311 VENTURA BLVD #1111
Agent City, State, Zip:	ENCINO CA 91436

Business Entity Detail

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Friday, September 12, 2014. Please refer to **Processing Times** for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

Entity Name:	3-B'S PROPERTY MANAGEMENT, LLC.
Entity Number:	201415510271
Date Filed:	06/02/2014
Status:	ACTIVE
Jurisdiction:	CALIFORNIA
Entity Address:	692 CAMINO CAMPANA
Entity City, State, Zip:	SANTA BARBARA CA 93111
Agent for Service of Process:	MARCO FRAUSTO
Agent Address:	44 ALAMEDA PADRE SERRA
Agent City, State, Zip:	SANTA BARBARA CA 93103

Business Entity Detail

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Friday, September 12, 2014. Please refer to **Processing Times** for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

Entity Name:	MAZEL PROPERTIES, LLC
Entity Number:	201026610275
Date Filed:	09/21/2010
Status:	ACTIVE
Jurisdiction:	CALIFORNIA
Entity Address:	10390 WILSHIRE BLVD STE 405
Entity City, State, Zip:	LOS ANGELES CA 90024
Agent for Service of Process:	HOORI KASHANI
Agent Address:	10390 WILSHIRE

**Donald Heller, an Individual
aka CA Real Estate Salesman #01198240
11726 San Vicente Blvd. #350
Los Angeles, CA 90049**

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(Additional Parties to Service List To Be Supplied)

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ADVERSARY PROCEEDING COVER SHEET
(Instructions on Page 2)

ADVERSARY PROCEEDING NUMBER
(Court Use Only)

PLAINTIFFS

3 B's LLC and Mazel Properties, LLC

DEFENDANTS

Nora Jordan & Cecil Stell & All unknown occupants

ATTORNEYS (Firm Name, Address, and Telephone No.)

Helen Grayce Long (SBN127735)
3579 East Foothill Blvd. #191
Pasadena, CA 91107 (909) 889 2000 Fax (909) 889 3900

ATTORNEYS (If Known)

Pro Se
P O Box 6742, Beverly Hill CA 90212
(213) 452 4928

PARTY (Check One Box Only)

- ☐ Debtor ☐ U.S. Trustee/Bankruptcy Admin
☒ Creditor ☐ Other
☐ Trustee

PARTY (Check One Box Only)

- ☒ Debtor ☐ U.S. Trustee/Bankruptcy Admin
☐ Creditor ☐ Other
☐ Trustee

RECEIVED

SEP 15 2014

CLERK U.S. BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
BY: Deputy Clerk

CAUSE OF ACTION (WRITE A BRIEF STATEMENT OF CAUSE OF ACTION, INCLUDING ALL U.S. STATUTES INVOLVED)
1) Violation of Title 11 USC 362 Automatic Stay 2) Violation of Federal Post Foreclosure Tenant Protection Act of 2009
3) Violation of CCP 415.46(e) 2 4) Violation of California & Federal Due Process

NATURE OF SUIT

(Number up to five (5) boxes starting with lead cause of action as 1, first alternative cause as 2, second alternative cause as 3, etc.)

FRBP 7001(1) – Recovery of Money/Property

- ☐ 11-Recovery of money/property - §542 turnover of property
☐ 12-Recovery of money/property - §547 preference
☐ 13-Recovery of money/property - §548 fraudulent transfer
☐ 14-Recovery of money/property - other

FRBP 7001(6) – Dischargeability (continued)

- ☐ 61-Dischargeability - §523(a)(5), domestic support
☐ 68-Dischargeability - §523(a)(6), willful and malicious injury
☐ 63-Dischargeability - §523(a)(8), student loan
☐ 64-Dischargeability - §523(a)(15), divorce or separation obligation (other than domestic support)
☐ 65-Dischargeability - other

FRBP 7001(2) – Validity, Priority or Extent of Lien

- ☐ 21-Validity, priority or extent of lien or other interest in property

FRBP 7001(7) – Injunctive Relief

- ☐ 71-Injunctive relief – imposition of stay
☐ 72-Injunctive relief – other

FRBP 7001(3) – Approval of Sale of Property

- ☐ 31-Approval of sale of property of estate and of a co-owner - §363(h)

FRBP 7001(8) Subordination of Claim or Interest

- ☐ 81-Subordination of claim or interest

FRBP 7001(4) – Objection/Revocation of Discharge

- ☐ 41-Objection / revocation of discharge - §727(c),(d),(e)

FRBP 7001(9) Declaratory Judgment

- ☐ 91-Declaratory judgment

FRBP 7001(5) – Revocation of Confirmation

- ☐ 51-Revocation of confirmation

FRBP 7001(10) Determination of Removed Action

- ☒ 01-Determination of removed claim or cause

Other

- ☐ SS-SIPA Case – 15 U.S.C. §§78aaa *et seq.*
☐ 02-Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy case)

FRBP 7001(6) – Dischargeability

- ☐ 66-Dischargeability - §523(a)(1),(14),(14A) priority tax claims
☐ 62-Dischargeability - §523(a)(2), false pretenses, false representation, actual fraud
☐ 67-Dischargeability - §523(a)(4), fraud as fiduciary, embezzlement, larceny

(continued next column)

☒ Check if this case involves a substantive issue of state law

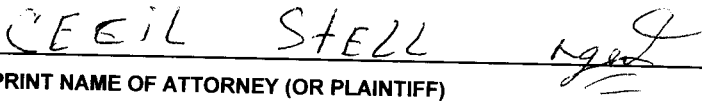
☐ Check if this is asserted to be a class action under FRCP 23

☒ Check if a jury trial is demanded in complaint

Demand \$ 17,760,000.00

Other Relief Sought

Including But Not Limited to : 1) Vacate Actions in violation of bankruptcy stay 2) Vacate void judgments in violation of personal jurisdiction 3) Vacate prosecution in violation of Constitutional rights 4) Recover unlawfully seized personal property 5) Los Angeles County Sheriff Department Personal violation(s) of Title 18 USC 242 & 243 et al 6) Violation of Fourth Amendment Rights 7) Violation of Fifth Amendment Rights

BANKRUPTCY CASE IN WHICH THIS ADVERSARY PROCEEDING ARISES			
NAME OF DEBTOR Cecil Stell		BANKRUPTCY CASE NO. 2:14-bk-23158SK	
DISTRICT IN WHICH CASE IS PENDING Central District	DIVISIONAL OFFICE Los Angeles		NAME OF JUDGE Sandra R. Klien
RELATED ADVERSARY PROCEEDING (IF ANY)			
PLAINTIFF N / A	DEFENDANT N / A		ADVERSARY PROCEEDING NO. N / A
DISTRICT IN WHICH ADVERSARY IS PENDING N / A	DIVISIONAL OFFICE N / A		NAME OF JUDGE N / A
SIGNATURE OF ATTORNEY (OR PLAINTIFF)			
DATE 9/15/14		 PRINT NAME OF ATTORNEY (OR PLAINTIFF) Cecil Stell	

INSTRUCTIONS

The filing of a bankruptcy case creates an "estate" under the jurisdiction of the bankruptcy court which consists of all of the property of the debtor, wherever that property is located. Because the bankruptcy estate is so extensive and the jurisdiction of the court so broad, there may be lawsuits over the property or property rights of the estate. There also may be lawsuits concerning the debtor's discharge. If such a lawsuit is filed in a bankruptcy court, it is called an adversary proceeding.

A party filing an adversary proceeding must also must complete and file Form 104, the Adversary Proceeding Cover Sheet, unless the party files the adversary proceeding electronically through the court's Case Management/Electronic Case Filing system (CM/ECF). (CM/ECF captures the information on Form 104 as part of the filing process.) When completed, the cover sheet summarizes basic information on the adversary proceeding. The clerk of court needs the information to process the adversary proceeding and prepare required statistical reports on court activity.

The cover sheet and the information contained on it do not replace or supplement the filing and service of pleadings or other papers as required by law, the Bankruptcy Rules, or the local rules of court. The cover sheet, which is largely self-explanatory, must be completed by the plaintiff's attorney (or by the plaintiff if the plaintiff is not represented by an attorney). A separate cover sheet must be submitted to the clerk for each complaint filed.

Plaintiffs and Defendants. Give the names of the plaintiffs and defendants exactly as they appear on the complaint.

Attorneys. Give the names and addresses of the attorneys, if known.

Party. Check the most appropriate box in the first column for the plaintiffs and the second column for the defendants.

Demand. Enter the dollar amount being demanded in the complaint.

Signature. This cover sheet must be signed by the attorney of record in the box on the second page of the form. If the plaintiff is represented by a law firm, a member of the firm must sign. If the plaintiff is pro se, that is, not presented by an attorney, the plaintiff must sign.